

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, October 21, 2014

6:00 P.M.

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

1. Franklin Street Redevelopment Area

- 2. SD 1972** (No Variance Requested)
Applicant: Sabrina Mermelstein
Location: Hope Chapel & Tori Drive
Block 2 Lot 22 & 135
Minor Subdivision to realign lot line

- 3. SP 2082** (No Variance Requested)
Applicant: JRK Properties LLC
Location: Oberlin Avenue
Block 1609 Lot 6
Minor Site Plan for parking lot addition

- 4. SP 2083** (No Variance Requested)
Applicant: Component Hardware Group
Location: Lehigh Avenue
Block 1606 Lot 5
Minor Site Plan for parking lot addition

- 5. SD 1958** (No Variance Requested)
Applicant: Paramount Developers, LLC
Location: East Fourth Street
Block 243 Lots 28 & 29
Preliminary & Final Major Subdivision to create 8 lots

- 6. SD 1968** (Variance Requested)
Applicant: Barbara Flannery
Location: James Street
Block 375; 377; 378 Lots 1; 26 & 26.01; 1
Amended Preliminary Major Subdivision to create 41 lots
- 7. SD 1564A** (Variance Requested)
Applicant: Harvard Partners LLC
Location: Lanes Mill Road & Hidden Lane
Block 187.15 Lot 9
Amended Preliminary and Final Major Subdivision to create 15 lots
- 8. SD 1960** (Variance Requested)
Applicant: Joseph Goldberg
Location: Delaware Trail
Block 2.04 Lots 2.02 & 2.03
Minor Subdivision to create 3 lots
- 9. SD 1961** (Variance Requested)
Applicant: Rachel Reiner
Location: 515, 521, & 533 Stirling Avenue
Block 189.01 Lots 191, 194, & 195
Preliminary and Final Major Subdivision to create 10 lots (5 duplex buildings)
- 10. SD 1962** (Variance Requested)
Applicant: Ben Parnes
Location: Hudson Street
Block 107 Lot 8
Minor Subdivision to create 2 lots
- 11. SP 2078** (No Variance Requested)
Applicant: Park Lane Associates
Location: New Hampshire Ave & Bellinger Street
Block 1160.06 Lots 265 & 249.02
Preliminary and Final Major Site Plan for expansion of an existing manufacturing building
- 12. SP 2079** (No Variance Requested)
Applicant: Sudler Lakewood Land, LLC
Location: Oak Street & Paco Way
Block 1160 Lots 240 & 251
Preliminary and Final Major Site Plan for 2 new buildings
- 13. SD 1963** (Variance Requested)
Applicant: Nachman Taub
Location: Read Place
Block 855.02 Lot 26
Minor Subdivision to create two lots

14. **SP 2089AA** (Variance Requested)
Applicant: Bais Medrash of Albert Corp
Location: Albert Avenue
Block 855.06 Lot 15
Change of Use/Site Plan Exemption to put trailers on site for a synagogue
15. **SP 2090AA** (Variance Requested)
Applicant: Congregation Damesek Eliezer, Inc.
Location: West County Line Road & Teaberry Court
Block 27 Lot 1.26
Change of Use/Site Plan Exemption to convert existing residence into a synagogue
16. **SP 2091AA** (No Variance Requested)
Applicant: Kehillas Yoel Yaakov, Inc.
Location: Ridge Avenue & County Line Road East
Block 186.03 Lot 1.06
Change of Use/Site Plan Exemption for an addition to an existing house to be used as a synagogue
17. **SP 2093** (Variance Requested)
Applicant: Khal Skulen deLakewood
Location: Park Avenue
Block 238 Lot 5
Preliminary & Final Major Site Plan for a synagogue
18. **SD 1892A** (No Variance Requested)
Applicant: Yeshiva Yesodei Hatorah
Location: Bellinger Street, South Bell Ave, South Lafayette Ave, Read Place
Block 804; 805; 822; 823; 830 Lots 1 & 2; 1; 1-3; 1; 40 & 41
Amended Major Site Plan and Major Subdivision for 41 townhouses and site improvements on a total of 44 new lots, with a mikvah and school offices

5. PLAN REVIEW ITEMS*

1. **SD 1965** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: Arlington Avenue
Block 769 Lots 16.03, 18.01, & 19.03
Minor Subdivision to create 9 lots

6. PUBLIC HEARING

1. **SD 1964** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: John Street & Lincoln Street
Block 769 Lots 18, 19, 19.01, 19.02, 19.06, & 19.07
Minor Subdivision to create 9 lots

2. **SD 1966** (Variance Requested)
Applicant: Yehuda Ehrman
Location: Lanes Mill Road
Block 189.16 Lot 50.01 & 50.02
Minor Subdivision to create 3 lots
Applicant is requesting to carry to the 10/28 meeting. This project will not be heard.
3. **SD 1970** (Variance Requested)
Applicant: Yisroel Oelbaum
Location: Linden & Bergen Avenues
Block 189.02 Lot 13
Minor Subdivision to create 2 lots
4. **SD 1971** (Variance Requested)
Applicant: Naftoli Eisen
Location: Ashley Avenue
Block 774.04 Lot 14.03 & 14.04
Minor Subdivision to create 2 lots
5. **SP 2085** (Variance Requested)
Applicant: 236 4 Street Limited Liability
Location: Fourth Street
Block 119 Lot 12.01
Preliminary & Final Major Site Plan to construct a 3 story mixed-use building (retail and offices)
6. **SP 2073** (Variance Requested)
Applicant: Mordechai Fligman
Location: Lanes Mill Road
Block 189.15 Lot 47
Preliminary and Final Major Site Plan for an office building
7. **SD 1988** (No Variance Requested)
Applicant: White Street Developers, LLC
Location: White Street & Olive Court
Block 251 Lots 1.22 & 1.23
Minor Subdivision to create five lots
8. **SD 1995** (No Variance Requested)
Applicant: 475 Oberlin Avenue South, LLC
Location: Oberlin Avenue
Block 1601 Lots 3 & 4
Minor Subdivision to realign lot lines
9. **SD 1967** (No Variance Requested)
Applicant: Accurate Builders
Location: Amsterdam Ave, Blanche Street, and Nussbaum Ave
Block 445 Lot 13
Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)

- 10. SD 1978** (No Variance Requested)
Applicant: Accurate Builders
Location: Prospect Street
Block 473 Lots 2, 3, 8, & 10
Preliminary and Final Major Subdivision to create 20 lots
- 11. SD 1979** (No Variance Requested)
Applicant: 126 Forest Developers LLC
Location: Prospect Street
Block 462 Lots 1, 4, 5, & 6
Preliminary and Final Major Subdivision to create 22 lots
- 12. SP 2092AA** (No Variance Requested)
Applicant: Beth Medrash Govoha
Location: 7th Street & 8th Street
Block 46 Lots 5, 23, & 24
Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot
- 13. SP 2094AA** (No Variance Requested)
Applicant: Sammy A. Hutman
Location: East County Line Road
Block 142 Lot 37
Change of Use/Site Plan Exemption to convert an existing residence into an office

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

- Minutes from the September 23, 2014 Planning Board Meeting
- Minutes from the October 7, 2014 Planning Board Meeting

9. APPROVAL OF BILLS

10. ADJOURNMENT

***The public is advised that the Board has the authority to hold plan review and public hearing for any project in one meeting. This agenda is a draft agenda and is subject to change before and during the meeting as deemed appropriate by the Board.**